



**NOTICE OF A WORK SESSION AND REGULAR  
MEETING OF THE VINEYARD CITY COUNCIL**  
**August 23, 2017 at 6:00 PM**

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Public Notice is hereby given that the Vineyard City Council will hold a Work Session, and Regular meeting on Wednesday, August 23, 2017, at 6:00 pm in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

**AGENDA**

**WORK SESSION**

**1. CALL TO ORDER**

**2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**

**3. PRESENTATION – Vineyard CUWCD Well Project**

(15 Minutes)

Central Utah Water Conservancy District (CUWCD) will provide a short presentation on the scope and schedule of the new wells and well houses that will be located in Vineyard.

**4. OPEN SESSION – *Citizens' Comments***

(15 minutes)

*“Open Session” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.*

**5. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE  
COUNCIL – Planning Commission Chair Chris Judd**

**6. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

**7. STAFF REPORTS**

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- Attorney – David Church
- Utah County Sheriff's Department – Sergeant Holden Rockwell – Quarterly Report
- Community Development Director – Morgan Brim

- City Recorder – Pamela Spencer
- Building Official – George Reid – Monthly Report
- Water/Sewer Operator Sullivan Love - Timpanogos Special Service District - Board Member

## 8. DISCUSSION ITEMS

No items were submitted.

## 9. ITEMS REQUESTED FOR FUTURE AGENDAS

*(Requests for future agenda items are to be submitted to the City Clerk/Recorder the Friday before a City Council meeting. If there will be a cost to the city, project and event requests must be submitted with a fiscal impact analysis or report.)*

<i>Item</i>	<i>Requested by</i>
RDA Funding Request Application	Anderson Geneva
RDA Concrete Crushing Operations	Jacob McHargue

## **REGULAR SESSION**

## 10. MAYOR'S APPOINTMENTS

No appointments were submitted.

## 11. CONSENT ITEMS

- Approval of the July 12, 2017 City Council Meeting Minutes
- Approval of Purchases
- BYU Internship Master Agreement
- Strategic Plan

## 12. BUSINESS ITEMS

### 12.1 DISCUSSION AND ACTION – **Preliminary Plat - POD 2 of the Homesteads**

*(15 minutes)*

The applicant is requesting preliminary plat approval for POD 2 in the Homesteads development, located off of Holdaway Road. The mayor and City Council will take appropriate action.

### 12.2 DISCUSSION AND ACTION – **Eastlake at Geneva Industrial Business Park Phase 10 Preliminary Plat (Steelpoint)**

*(15 minutes)*

The applicant Darin Long is proposing to subdivide two existing lots into three lots located at 451, 487, and 523 E 1750 N. The mayor and City Council will take appropriate action.

### **12.3 DISCUSSION AND ACTION – Holdaway Farms Preliminary Subdivision Plat**

*(15 minutes)*

The applicant Jack Holdaway is proposing to subdivide 2.03 acres into 5 individual lots. The property is located at 282 S. Holdaway Road and is in the R-2-15 zoning district.

### **12.4 DISCUSSION AND ACTION – Municipal Code Online**

*(15 minutes)*

City Recorder Pamela Spencer will present the costs for putting the municipal code in an online searchable format. The mayor and City Council will take appropriate action.

## **13. CLOSED SESSION**

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

## **14. ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is September 13, 2017.

The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard City Hall, the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

**AGENDA NOTICING COMPLETED ON:** August 22, 2017

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER



## VINEYARD CITY COUNCIL STAFF REPORT

**Date:** August 21, 2017

**Agenda Item:** 12.1

**From:** Elizabeth Hart, Planner

**Department:** Community Development

**Subject:** The Homesteads POD 2 Preliminary Subdivision Plat

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### **Background/Discussion:**

The proposed application is for a preliminary subdivision plat for Pod 2 of the Homesteads Development. The subject area is located along Holdaway Road and is zoned R-1-18 with a PD overlay. In total, the subject property contains 55 total buildable lots on 13.94 acres. The planning commission voted on June 7, 2017 to recommend approval with the condition that a connection be made to 180 South, Orem.

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Commission recommends that the City Council approve the preliminary plat subject to the following conditions:

1. A connection be made to 180 South, Orem.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The forthcoming final plat be in conformance with this preliminary plat.
4. The applicant is subject to all local, state, and federal laws.

### **Attachments:**

Staff Report

Application

Proposed Preliminary Plat

City of Orem Report





# Community Development

**Date:** August 9, 2017  
**From:** Elizabeth Hart, Planner  
**To:** City Council  
**Item:** The Homesteads Pod 2 Preliminary Subdivision Plat  
**Address:** Holdaway Road  
**Applicant:** Mike Olsen, Vineyard Homesteads Development



## INTRODUCTION:

The proposed application is for a preliminary subdivision plat for Pod 2 of the Homesteads Development. The subject area is located along Holdaway Road and is zoned R-1-18 with a PD overlay. In total, the subject property contains 13.94 acres. The planning commission voted on June 7, 2017 to recommend approval.

## ANALYSIS:

The development includes 55 total buildable lots for single-family homes. There is designated open space on the northwest corner, it is approximately one acre in size. A 10' wide trail is proposed to run along the east and south sides of the subdivision. Access into the subdivision is connected through Pod 1, the Orchards, which is located at the northeast corner. The Homesteads Development Agreements calls for POD 2 lot sizes to be approximately 6,000 SF, the proposed lot sizes range from 5,400 SF to 13,500 SF

A condition with approval was made by the planning commission that additional access to the site be at 180 South in Orem. Staff reached out to the Orem engineering department regarding the connection. The City of Orem responded with a street network study (attached to this report). The City of Orem is recommending that if a connection is made to 180 South then a connection will also be needed onto Holdaway Road

The applicant shows access to 180 South between lots 2023 and 2024, and access to Holdaway Road between lots 2011 and 2012. This meets the condition set forth by the planning commission.



# Community Development

## **FINDINGS:**

With the proposed conditions, the proposed plats meet the following findings:

- It is in conformance with the Homesteads Development Agreement.
- Meets the conditions for approval from the Planning Commission

## **RECOMMENDATION:**

The Planning Commission recommends that the City Council approve the preliminary plat subject to the following conditions:

1. A connection be made to 180 South, Orem.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The forthcoming final plat be in conformance with this preliminary plat.
4. The applicant is subject to all local, state, and federal laws.

## **PROPOSED MOTION:**

"I move to approve the proposed preliminary plat for POD 2 in the Homesteads Development with the proposed conditions.

## **Attachments:**

Application

Proposed Preliminary Plat

City of Orem Report



## FRELIMINARY SUBDIVISION APPLICATION

### HOMESTEADS - POD 2

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 4/19/2017

APPLICANT(S): VINEYARD HOMESTEADS DEVELOPMENT 2012

ADDRESS OF APPLICANT: 2264 WILLIAMSBURG CIRCLE, WEST JORDAN, UT 84088

BUSINESS PHONE #: MIKE OLSEN CELL PHONE #: (801) 550-4133

EMAIL ADDRESS: molsen@aimtecgroup.com FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: SINGLE FAMILY

NUMBER OF PROPOSED NEW LOTS: 55

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: HOLDAWAY ROAD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 13.94 AC

NAME OF PROPERTY OWNER(S): SAME AS ABOVE

### CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT
<input type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN
<input type="checkbox"/>	PRELIMINARY SUBDIVISION	<input type="checkbox"/>	ROAD CUT PERMIT
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S).

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Date

COUNTY OF UTAH } ss

I, the undersigned, VINEYARD HOMESTEADS DEV. 2012; GLEN PETTIT, MGR., as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

(Property Owner)

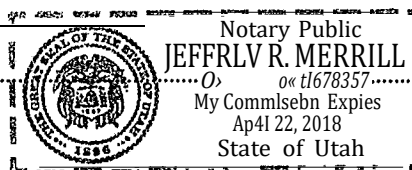
(Property Owner)

Subscribed and sworn before me, \_\_\_\_\_ m«w M. \_\_\_\_\_ 'c \_\_\_\_\_, a Notary Public, on this Z "day of \_\_\_\_\_ wi \_\_\_\_\_, zo 7

My commission expires: April 22 2018

(Notary Public)

AGENT AUTHORIZATION  
AFFIDAVIT



I, the undersigned, VINEYARD HOMESTEADS DEV. 2012; GLEN PETTIT, MGR., as owner(s) of the real property described in the attached application, do authorize the following: AIMTEC GROUP, as agent(s) and designated representative(s) regarding the attached application to appear on my behalf before \_\_\_\_\_ p this a lica to nd to act in all respects as agent(s) in matters pertaining to the attached application.

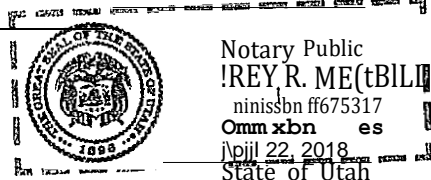
(Property Owner)

(Property Owner)

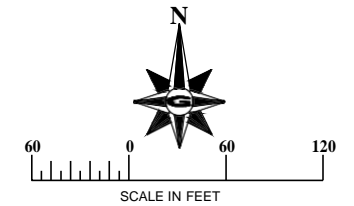
Dated this April day of April, no Z P, personally appeared before me, Glen R. Pettit, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

My commission expires: \_\_\_\_\_ WZ

(Notary Public)



# HOMESTEADS POD 2 PARCEL LAYOUT







50 NORTH

300 EAST

350 EAST

RUE HUGO

RUE BORDA

RUE DE MATTH

LECHEMINANT

VINEYARD

CENTER

MILL

GENEVA

VINEYARD

New Vineyard Rd

Main Access to subdivision

54 Lot Subdivision

140 SOUTH

1990 WEST

1850 WEST

180 SOUTH

Second Access to subdivision

PARKVIEW

Connect to Holdaway Road at either location (in line with a neighborhood street).

Connect both stub streets to neighboring streets - but only if a full road connection to Holdaway Road is established.

Find a solution to the traffic problems that will be created at the intersection of Vineyard Road and 400 South (roundabout - or right in/out only - or...?)





## VINEYARD CITY COUNCIL STAFF REPORT

**Date:** August 23, 2017

**Agenda Item:** 12.2

**From:** Elizabeth Hart, Planner

**Department:** Community Development

**Subject:** Eastlake at Geneva Industrial Business Park Phase 10 Preliminary and Final Subdivision Plat

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### **Background/Discussion:**

The proposed application is for a preliminary and final subdivision plat. The application is proposing to subdivide two existing lots into three lots. The property is located at 451, 487, 523 E 1750 N. It is in the Flex Office Industry (FOI) District. The planning commission recommended approval of the proposed preliminary plat on August 2, 2017 with six stipulations.

### **Recommendation:**

On August 2, 2017, the planning commission recommended approval of the proposed preliminary plat for Phase 10 of the Eastlake at Geneva Industrial Park subject to the following conditions:

1. An access easement be placed on the entire site
2. An access and maintenance easement be placed for the landscaping and dumpsters
3. The applicant pays any outstanding fees and makes any redline corrections
4. The forthcoming final plat be in conformance with this preliminary plat
5. The applicant is subject to all local, state and federal laws.

Staff recommends the City Council grant approval of the proposed preliminary and final plat for Phase 10 of the Eastlake at Geneva Industrial Park subject to the five stipulations by the Planning Commission and the following condition:

6. The applicant works with staff on finalizing details for access easements and dumpster maintenance.

### **Attachments:**

Staff Report

Preliminary Subdivision Application

Preliminary Subdivision Plat

Final Subdivision Application

Final Subdivision Plat

# Community Development

**Date:** August 9, 2017  
**From:** Elizabeth Hart, Planner  
**To:** City Council  
**Item:** Eastlake at Geneva Industrial Business Park Phase 10 Preliminary and Final Subdivision Plat  
**Address:** 451, 487, 523 E 1750 N  
**Applicant:** Darrin Long



## BACKGROUND AND ANALYSIS:

The proposed application is for a preliminary and final subdivision plat. The applicant is proposing to subdivide two existing lots into three lots.

LOT SIZE	LOT 1	LOT 2	LOT 3	TOTAL ACREAGE
EXISTING	1.74 Acres	3.0 Acres	XX	4.74 Acres
PROPOSED	1.07 acres	2.64 acres	1.03 acres	4.74 acres





# Community Development

The property is in the Flex Office Industry (FOI) district, which requires the following development standards:

Section 606 - Dimensional Standards Table – FOI			
CATEG	Standard	Comments	Compliance
Minimum Lot Size	20,000 square feet	Lot 1: 46,625 sq. ft.	YES
		Lot 2: 115,060 sq. ft.	
		Lot 3: 44,769 sq. ft.	
Minimum Lot Width	100 feet	Lot 1: 139 ft.	YES
		Lot 2: 341 ft.	
		Lot 3: 139 ft.	
Minimum Side Yard – Interior Lots	20 feet	Lot 1: 39 ft.	YES
		Lot 2: West side: 21 ft. East side: 20 ft.	
		Lot 3: 39 ft.	

## FINDINGS:

With the proposed conditions, the proposed preliminary and final plat meets the following findings:

- It is in conformance with the standards and requirements of the zoning ordinance.

## RECOMMENDATION:

On August 2, 2017, the planning commission recommended approval of the proposed preliminary plat for Phase 10 of the Eastlake at Geneva Industrial Park subject to the following conditions:

1. An access easement be placed on the entire site
2. An access and maintenance easement be placed for the landscaping and dumpsters
3. The applicant pays any outstanding fees and makes any redline corrections
4. The forthcoming final plat be in conformance with this preliminary plat
5. The applicant is subject to all local, state and federal laws.

Staff recommends the City Council grant approval of the proposed preliminary and final plat for Phase 10 of the Eastlake at Geneva Industrial Park subject to the five stipulations by the Planning Commission and the following condition:

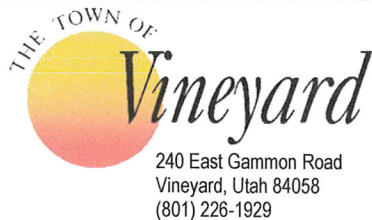
6. The applicant works with staff on finalizing details for access easements and dumpster maintenance.

## PROPOSED MOTION:

"I move that the City Council GRANT PRELIMINARY AND FINAL PLAT APPROVAL for Phase 10 of the Eastlake at Geneva Industrial Business Park with the six proposed conditions.

## Attachments:

Application  
Final Subdivision Plat



240 East Gammon Road  
Vineyard, Utah 84058  
(801) 226-1929

## FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 8/7/17

APPLICANT(S): Darrin Long

ADDRESS OF APPLICANT: 523 E 1750 N Suite 600  
Vineyard, UT 84057

BUSINESS PHONE #: \_\_\_\_\_ CELL PHONE #: 801-362-0338

EMAIL ADDRESS: steelpointeplaza@gmail.com FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: I-1

NUMBER OF PROPOSED NEW LOTS: 3

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 451 E 1750 N, 487 E 1750 N,  
523 E 1750 N

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.74

NAME OF PROPERTY OWNER(S): Darrin Long

### CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT
<input type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN
<input type="checkbox"/>	PRELIMINARY SUBDIVISION	<input type="checkbox"/>	ROAD CUT PERMIT
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

[Signature]

Applicant Signature

8/17/17

Date

\_\_\_\_\_  
Co-Applicant Signature

Date

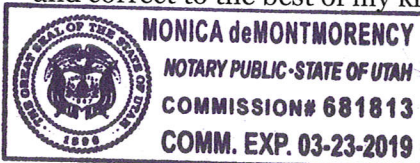
OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }  
                              }ss  
COUNTY OF UTAH}

I, the undersigned, Darrin Long, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.



[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, Monica deMontmorency, a Notary Public, on this 7 day of August, 2017.

My commission expires: 3/23/2019 [Signature] (Notary Public)

**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, \_\_\_\_\_, as owner(s) of the real property described in the attached application, do authorize the following: \_\_\_\_\_, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

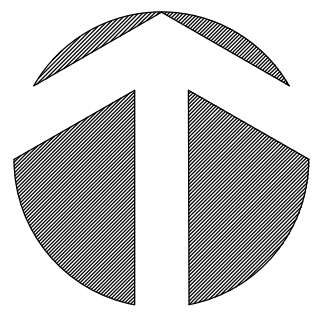
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

My commission expires: \_\_\_\_\_ (Notary Public)





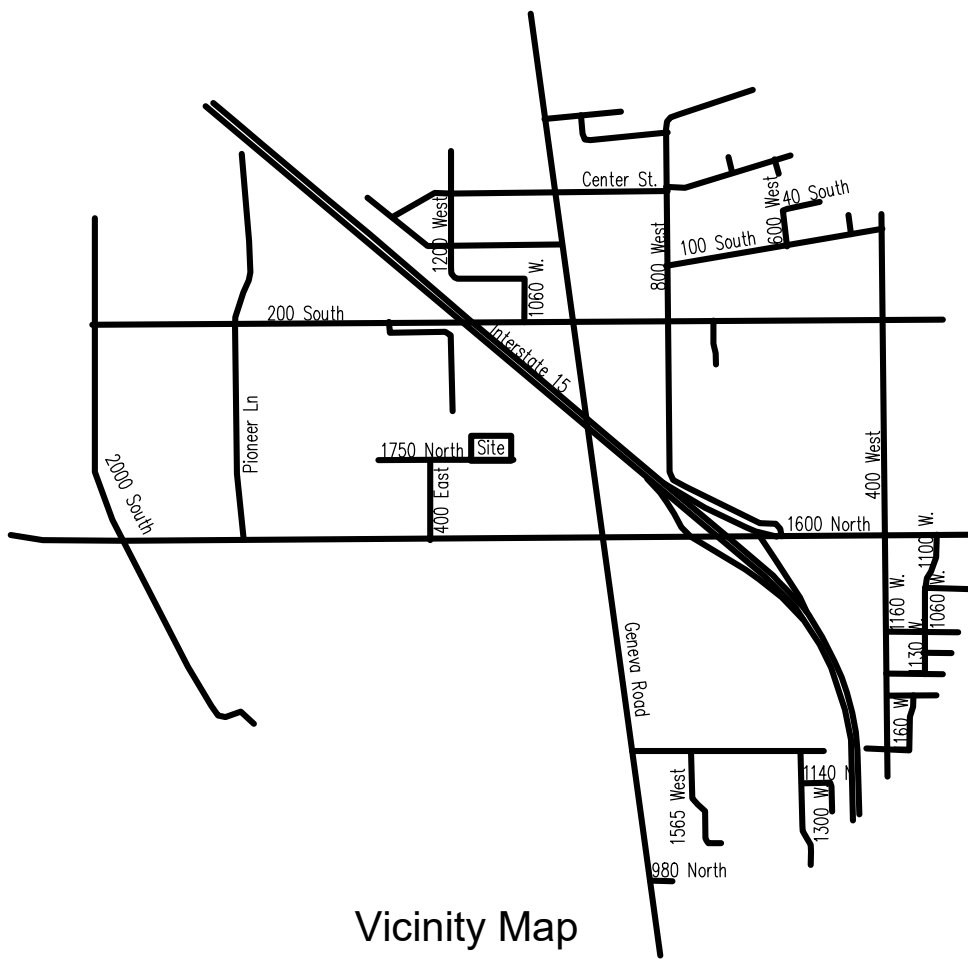
NORTH  
1" = 40'

### LEGEND

- EXISTING SECTION CORNER (FOUND)  
(AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

## Eastlake at Geneva Industrial Business Park Phase 10

Located in a portion of the Northwest  
quarter of Section 5, Township 6 South, Range  
1 East, Salt Lake Base and Meridian  
Vineyard City, Utah County Utah



Vicinity Map

### Surveyor's Certificate

I, **ROGER D. DUDLEY**, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. **147089** as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

### Boundary Description

Commencing at a point located North 89°42'17" East along the Section line 179.52 feet and South 1427.68 feet from the North quarter corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 79°40'27" East 94.04 feet; thence East 442.58 feet; thence along the arc of a 108.00 foot radius curve to the left 38.96 feet (chord bears North 79°40'02" East 38.75 feet; thence North 69°20'04" East 49.75 feet; thence South 00°00'01" East 359.28 feet; thence South 89°29'43" West 7.49 feet; thence along the arc of a 66.00 foot radius curve to the left 120.16 feet (chord bears North 82°39'28" West 104.24 feet); thence along the arc of a 50.00 foot radius curve to the right 38.68 feet (chord bears South 67°20'30" West 37.72 feet); thence South 89°29'57" West 474.09 feet; thence North 323.34 feet to the point of beginning.

AREA=206,453 sq. ft. or 4.73 acres

Basis of Bearing is North 89°42'17" East along the Section line from the North quarter corner to the Northeast corner of Section 5.

DATE: \_\_\_\_\_ Professional Land Survey  
(see seal below)

### Owner's Dedication

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as \_\_\_\_\_ do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

In witness whereof I have hereunto set this \_\_\_\_\_ day of \_\_\_, A.D. 20\_\_.

LOT 1

LOT 2

LOT 3

### Acknowledgement

STATE OF UTAH } S.S.  
County of Utah

On the \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public residing at \_\_\_\_\_

### Acknowledgement

STATE OF UTAH } S.S.  
County of Utah

On the \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public residing at \_\_\_\_\_

Sheet 1 of 1

## Eastlake at Geneva Industrial Business Park Phase 10

Including a Vacation of a portion of Lot 3, and all of Lot  
4, Phase 7 Eastlake at Geneva Industrial Business Park

Scale: 1" = 40'

### REQUIRED PLAT NOTES

- Plat must be recorded within 12 months of final plat approval or for phased developments within 24 months of recordation of most recent phase the first final plat approval was granted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.
- The installation of improvements shall conform to all city standards, regulations, and ordinances.
- Building permits will not be issued until all improvements have been installed and accepted by the city in writing or bonded for.
- No building permits shall be issued until all impact and connection fees are paid in full per city regulations in effect at the time of building permit issuance.
- No city management shall be provided for streets designated as "Private" on this plat.
- Driveways and lot access shall be limited to interior local subdivision streets only.
- Drainage shall not cross property lines, excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
- Vineyard accepts no responsibility for any property damage caused by ground water flooding.
- All building and development shall be in conformance with the Vineyard Zoning Ordinance.

### Questar Gas Company

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provide by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department at 800-366-6532.

### Rocky Mountain Power

- Pursuant to Utah Codes Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27A603(4)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
  - A recorded easement or right-of-way
  - The law applicable to prescriptive rights
  - Title 54, Chapter 8a, damage to underground utility facilities or
  - Any other provisions of law.

### Plat Vacation Notice

The City of Vineyard is satisfied that neither the public nor any person will be materially injured by the Vacation of a portion of Lot 3 & Lot 4, Phase 7, Eastlake at Geneva Industrial Business Park. A portion of Lot 3 & Lot 4, Phase 7, Eastlake at Geneva Industrial Business Park is hereby vacated.

### Curve Data Table

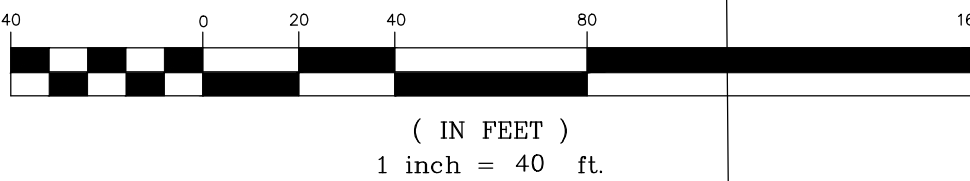
Curve	Radius	Length	Chord	Bearing	Delta
C1	66.00'	120.16'	104.24'	N 82°39'28" W	104°18'52"
C2	50.00'	38.68'	37.72'	S 67°20'30" W	44°19'15"
C3	108.00'	38.96'	38.75'	S 79°40'02" W	20°40'02"
C4	50.00'	6.48'	6.48'	N 85°47'20" E	7°25'35"
C5	50.00'	12.46'	12.43'	N 74°56'14" E	14°16'38"

1750 North Street

Lot 8, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

Lot 7, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

### GRAPHIC SCALE



### Prepared by:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

### Clerk/Recorder Approval

Approved by the Clerk / Recorder this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20\_\_

Clerk / Recorder

### City Manager Approval

Approved by the City Manager this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20\_\_

City Manager

### Planning Commission Approval

Approval by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_

Chairman, Planning Commission

### Town of Vineyard Engineer Approval

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20\_\_ By the City Engineer.

Town of Vineyard Engineer

### Town of Vineyard Attorney

Approval as to form this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20\_\_ By the  
City Attorney.

Town of Vineyard Attorney

### SURVEYORS' SEAL

### NOTARY PUBLIC SEAL

### CIVIL ENGINEERS SEAL

### CLERK-RECORDER SEAL



## VINEYARD CITY COUNCIL STAFF REPORT

**Date:** August 23, 2017

**Agenda Item:** 12.3

**From:** Elizabeth Hart, Planner

**Department:** Community Development

**Subject:** Holdaway Farms Preliminary Subdivision plat

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### **Background/Discussion:**

The proposed application is for a preliminary subdivision plat. The applicant is proposing to subdivide the existing lot into five (5) lots. The property is located at 282 S. Holdaway Rd and is in the R-2-15 zoning district. The planning commission voted on August 16, 2017 to recommend approval with five (5) stipulations.

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Commission recommends that the City Council approve the preliminary plat subject to the following conditions:

1. The applicant shows a 10-foot trail dedication along Holdaway Rd.
2. The applicant adjust the lot lines to meet the lot width and lot frontage standards .
3. The applicant pays any outstanding fees and makes any redline corrections
4. The forthcoming final plat be in conformance with this preliminary plat
5. The applicant is subject to all local, state and federal laws.

### **Attachments:**

Staff Report

Application

Preliminary Plat



# Community Development

**Date:** August 2, 2017  
**From:** Elizabeth Hart, Planner  
**To:** Planning Commission  
**Item:** Preliminary Subdivision Plat Holdaway Farms  
**Address:** 282 S. Holdaway Road  
**Applicant:** Jack Holdaway



## INTRODUCTION:

The proposed application is for a preliminary subdivision plat. The applicant is proposing to subdivide the existing lot into five (5) lots. The property is located at 282 S. Holdaway Rd and is in the R-2-15 zoning district.

## ANALYSIS:

The R-2-15 zoning district is provided to maintain and allow opportunities for average sized lot single-family residential areas for single-family residential dwellings. The applicant has made a 10-foot trail dedication off of lot 5.

# Community Development

Chapter 6: Dimensional Standards Table for Zone R-2-15			
CATEGORY	STANDARD	COMMENTS	CONFORMANCE
Minimum Lot Size	15,000 sf	Lot 1: 15,000 sf	YES
		Lot 2: 15,001 sf	
		Lot 3: 15,058 sf	
		Lot 4: 15,000 sf	
		Lot 5: 14,723 sf (16,427 sf before dedication)	
Minimum Lot Width	100 ft.	Lot 1: ~120 ft.	YES
		Lot 2: ~119 ft.	YES To meet this requirement the applicant has set the front setback at ~50 ft.
		Lot 3: 100 ft.	
		Lot 4: ~190 ft.	
		Lot 5: 115 ft.	YES
Minimum Front Yard	20 ft.		YES
Minimum Side Yard (interior lots)	Total of at least 20 ft. between the two side yards, with no side yard of less than 8 ft.		YES
Minimum Side Yard (corner lots)	20 ft.		YES
Minimum Rear Yard	20 ft.		YES
CH. 16: General Property Development Standards – Section 1618: Lot Frontage Required			
Lot Frontage	<p>The required lot frontage shall not be less than the minimum lot width requirement as measured at the minimum front, as required by the Zoning District in which the lot is located, except as follows:</p> <ol style="list-style-type: none"> <li>For lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty (50) feet provided that the side</li> </ol>	<p>Lot 1: ~231 ft. (part cul-de-sac)</p> <p>Lot 2: 62.39 ft. (cul-de-sac)</p> <p>Lot 3: 50 ft. (cul-de-sac)</p> <p>Lot 4: ~162.31 (part cul-de-sac)</p> <p>Lot 5: 115.03 ft.</p>	YES





# Community Development

	lot lines radiate in such a manner that the width of the lot at the minimum setback lines is not less than the minimum requirement of the Zoning District.		
--	--	--	--

**FINDINGS:**

With the proposed conditions, the proposed preliminary plat is in conformance with the standards and requirements set forth in the zoning ordinance.

**RECOMMENDATION:**

The Planning Commission recommends that the City Council approve the preliminary plat subject to the following conditions:

1. The applicant shows a 10-foot trail dedication along Holdaway Rd.
2. The applicant adjusts the lot lines to meet the lot width and lot frontage standards.
3. The applicant pays any outstanding fees and makes any redline corrections
4. The forthcoming final plat be in conformance with this preliminary plat
5. The applicant is subject to all local, state and federal laws.

**PROPOSED MOTION:**

"I move to approve the proposed preliminary plat for the Holdaway Farms Subdivision with the proposed conditions.

**Attachments:**

Application  
Preliminary Plat



**VINEYARD**  
STAY CONNECTED

## PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: June 22, 2017

Application Fee: \$1,930.00 + 6.20 per lot

APPLICANT(S): Jack M. Holdaway

ADDRESS OF APPLICANT: 285 S. Holdaway

BUSINESS PHONE #: \_\_\_\_\_

CELL PHONE #: 801-386-8207

EMAIL ADDRESS: Kathie.Holdaway@gmail.com

FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: RZ-15

NUMBER OF PROPOSED NEW LOTS: 5

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 282 S. Holdaway Rd.

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 2.03

NAME OF PROPERTY OWNER(S): Jack M. Holdaway

SIGNATURE OF APPLICANT(S):

Jack M. Holdaway  
Signature

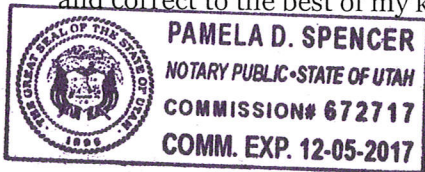
6-22-17

DATE

JACK M. Holdaway  
Print name

COUNTY OF UTAH} }ss

I, the undersigned, JACK M. Holdaway, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.



Jack M. Holdaway (Property Owner)

(Property Owner)

Subscribed and sworn before me, Pamela Spencer, a Notary Public, on this 22 day of June, 2017.

My commission expires: 12/5/2017 (Notary Public)

#### AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, \_\_\_\_\_, as owner(s) of the real property described in the attached application, do authorize the following:

\_\_\_\_\_, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

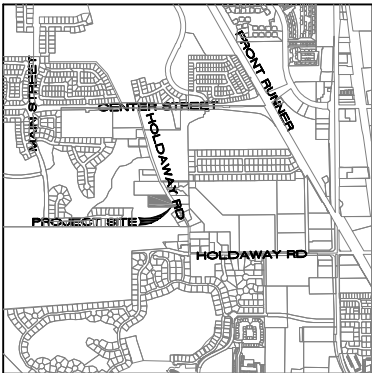
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me, \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

My commission expires: \_\_\_\_\_ (Notary Public)

HOLDAWAY FARMS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	16.13	15.00	61°36'50"	8.94	15.36	S59°11'35"W
C2	243.45	46.00	303°13'41"	24.86	43.74	S0°00'00"E
C3	16.13	15.00	61°36'50"	8.94	15.36	S59°11'35"E
C4	76.84	46.00	95°42'17"	50.82	68.21	N76°14'18"E
C5	50.00	46.00	62°16'30"	27.79	47.57	S24°46'18"E
C6	62.39	46.00	77°42'53"	37.06	57.72	S45°13'24"W
C7	54.22	46.00	67°32'00"	30.76	51.13	N62°09'10"W



VICINITY MAP  
NTS

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HOLDAWAY and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COMMENCING SOUTH 1581.64 FT & EAST 1944.44 FT FROM THE WEST 1/4 CORNER OF SECTION 17, T6S, R2E, SLB&M; THENCE EAST 334.27 FT; THENCE SOUTH 28°34'11" EAST 4.26 FT; THENCE SOUTH 34°53'00" EAST 197.22 FT; THENCE EAST 29.44 FT; THENCE SOUTH 35°49'59" EAST 58.5 FT; THENCE WEST 512.79 FT; THENCE NORTH 212.95 FT TO THE POINT OF BEGINNING  
AREA 2.027 ACRES MORE OR LESS

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as HOLDAWAY and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF UTAH ) S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY \_\_\_\_\_ NOTARY PUBLIC SIGNATURE  
COMMISSION # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

HOLDAWAY FARMS

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

VINEYARD, UTAH COUNTY, UTAH  
SCALE: 1"= 30 FEET

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	VINEYARD ATTORNEY DATE: ____/____/____
VINEYARD ENGINEER DATE: ____/____/____	CITY MANAGER DATE: ____/____/____
CLERK/RECORDER DATE: ____/____/____	

LAND USE

TOTAL ACREAGE: 2.03 acres  
TOTAL LOTS: 5  
NO. LOTS / ACRE: 2.46  
AVE. LOT SIZE (TOTAL): 15,015 SF  
ZONING: R-2-15000

TRANE ENGINEERING, P.C.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ROCKY MOUNTAIN POWER

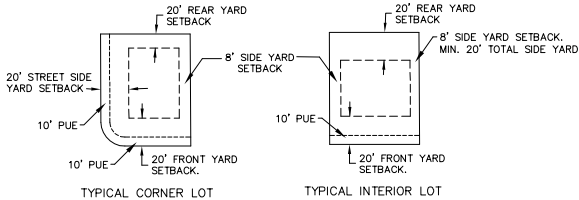
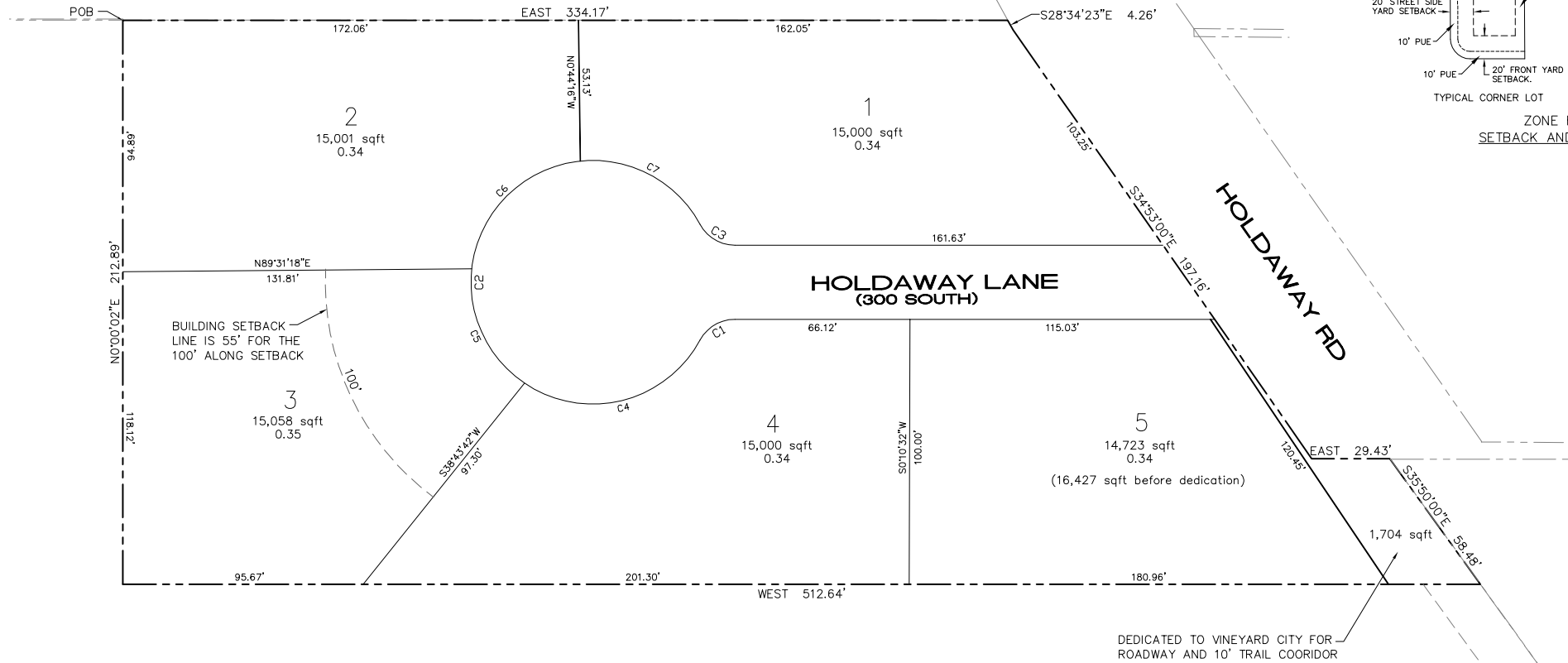
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A603(4)C(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
  - ANY OTHER PROVISION OF LAW

PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL STREETS TO BE DEDICATED TO VINEYARD WITH THIS PLAT, 1.89 ACRES.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING. A LAND DRAIN CONNECTION WILL BE RE REQUIRED FOR EACH LOT AND MAINTAINED BY PROPERTY OWNER.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
- PROPERTY OWNERS SHOULD BE AWARE THAT THIS AREA IS LOCATED IN THE VICINITY OF A RAILROAD SYSTEM.
- DEVELOPER SHALL EXCEPT FROM ANY PUBLIC UTILITY EASEMENT SHOWN THEREON, AND RESERVE TO ITSELF AND ITS DESIGNEE, THE RIGHT TO DESIGN, ENGINEER, CONSTRUCT, INSTALL, TEST, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE AND MANAGE COMMUNICATIONS FACILITIES.
- PROPERTY OWNER TO ACCEPT AND MAINTAIN RUNOFF FROM PLAT B UNTIL FUTURE PHASES ARE CONSTRUCTED TO PERMANENT DETENTION AREA.



(24"x36")  
SCALE: 1" = 60'  
(11"x17")  
SCALE: 1" = 120'



ZONE R-2-15,000  
SETBACK AND EASEMENT DETAIL



## VINEYARD CITY COUNCIL STAFF REPORT

**Date:** 08/21/2017

**Agenda Item:** 12.4

**From:** Pamela Spencer, Morgan Brim, and Kelly Kloepper

**Department:** Records and Planning & Zoning

**Subject:** Municipal Code Online

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### **Background/Discussion:**

Currently our code is uploaded in several formats and pages on our website. Several documents have to be opened in order to locate the desired code or policy. Our goal is to make our code, policies, and standards accessible to the public through a searchable online format. Staff has researched three services that provide online depositories that would provide the public the ability to view our code and policies. The three services we looked at are Municode, Municipal Code Online (MCO), and Sterling Codifiers.

### **Fiscal Impact:**

\$1,500 a year which includes the initial upload of our code.

### **Recommendation:**

Of the three services considered, staff is recommending MCO. MCO had the cleanest look, a user-friendly platform, and would allow a broad range of capability for staff members. In contrast to the other services, MCO allows staff to self-upload code amendments, internal maintenance, and ordinance creation, which will save a substantial amount of money over the next five years.

### **Alternatives:**

Keep using our same format.

### **Attachments:**

MCO bid

July 15, 2017

Pam Spencer, City Recorder  
Vineyard, UT  
Re: Estimate for Codification Services

Dear Vineyard City,

After a brief visit with your City Recorder at your new building, MCO (Municipal Code Online, Inc.), a Utah business, is happy to provide you with an estimate for codification services. After a code review, Pam and I resolved the following approach would be the best for Vineyard:

First, MCO will “transfer” Vineyard’s current code to an MCO framework with Vineyard’s identity. Whether the future numbering of the code will be the same as the current code can be decided at a later time. Although this PDF/DOC to HTML transfer service can take MCO associates anywhere from 20–40 hours to complete, the charge for said work can be FREE to Vineyard City if a 5-year software & hosting license agreement occurs. This license incurs an annual charge.

When the transfer is complete, MCO may conduct a “Review”. This is where questions related to the code are raised to ensure the code was transferred as intended. Once online, and assuming Vineyard City enters into a multiple-year agreement, MCO representatives will train municipal associates to manage their own code and codify in-house through the drafting and codification of any past/future ordinances.

MCO is a unique codifier in that they empower municipalities with the software, training and support needed to codify in-house, which:

- a) applies a **fixed** annual codification cost (great for budgets)
- b) provides a tool for **in-house ordinance drafting and ongoing codification**
- c) encourages **collaboration** between staff/contractors
- d) can make Vineyard’s code more **current** than ever before
- e) increases code **transparency and accessibility**

The cost for this service, as outlined above, will be as follows:

2017: Software License of \$1500 (fixed)  
2018: Software License of \$1500 (fixed)  
2019: Software License of \$1500 (fixed)  
2021: Software License of \$1500 (fixed)  
2022: Software License of \$1500 (fixed)

Particulars regarding these terms can be found in a more detailed SaaS (Software as a Service) agreement, issued to you upon your request. An agreement must be reviewed and signed before MCO associates can commence work with Vineyard City.

Sincerely,

Kimball Clark, President  
Municipal Code Online, Inc. (MCO)  
[kimball@municipalcodeonline.com](mailto:kimball@municipalcodeonline.com)  
801-458-0282